

9/10 (4)

Maryjane Kenney

From: Ann Sussman
Sent: Thursday, July 05, 2007 11:46 AM
To: Design Review Board; Garry Rhodes; Board of Selectmen; kennethsundberg@gmail.com
Subject: Re: DRB Review - 255 Main Street, Acton

To the Selectmen,

The Design Review Board met with Ken Sundberg, June 20, to review the reconstruction & expansion of the commercial property at 255 Main Street, which houses Sorrento's. Mr. Sundberg is scheduled to come before the Selectmen for this project's review, July 16th.

The DRB was pleased to learn that the proponent was familiar with Acton's Design Review Guidelines and sought input from residential neighbors concerning its site plan.

In general, the DRB found the proposed project follows the Town of Acton guidelines, indeed, we believe it could begin the positive transformation of an unappealing intersection in town, often considered the "gateway to Acton."

The proposed new building, think small "Fanueil Hall" will have a traditional gable roof and massing, brick façade, large windows to the street, and HVAC hidden within the peaked roof! In keeping with the guidelines' intention to enhance the pedestrian experience, it will feature awnings and improved adjacent sidewalks for access.

To *further* the pedestrian-friendly development of the site, the DRB recommends:

- Outdoor seating in front of Sorrento's and the proposed ice-cream parlor at the building southern end; reduction of parking by 2 to 3 spaces in front of the building to make room for seating patios; rewriting of Acton's outdoor seating by-law to permit seating without fencing as soon as feasible.
- Addition of bike rack to the site-plan;
- Addition of side-walk spur directly perpendicular to Rte. 27 to encourage foot traffic
- Addition of shade trees in parking lot & additional landscaping around building.
- Real awnings that are wide enough to actually shade sidewalk/patio below...

The DRB invites Mr. Sundberg to meet with the design board in the future, when feasible, to further discuss materials for this important project, including awning and roofing material. Additionally, a DRB member has voiced concern about the extent of tree clearing and selection of materials for retaining wall for expanded parking behind the building.

Sincerely,

Ann Sussman

DRB Chair

Town of Acton

Roland Bartl

From: Lauren Rosenzweig
Sent: Wednesday, September 05, 2007 1:51 PM
To: Dore' Hunter
Cc: Board of Selectmen; Planning Department
Subject: FW: Doré's phonecall -Design Review Board requests 5 minutes

Hi Dore',

I am hoping we can get the Design Review Board on for the upcoming agenda. Back in the summer the committee had entertained approaching the Planning Board for a zoning change that would encourage and enable more outdoor café opportunities in Acton. We thought the timing might work out to bring this forward for a Fall Special Town Meeting, but closer examination of the public notification requirements, and making sure there is time for full discussion and vetting by the Planning Board, made Ann Sussman as chair, and myself as liaison, realize this is better to be brought to the April Annual Town Meeting.

That being said, 5 minutes or so for the committee to bring the idea before the Selectment, the press, and the cable TV channel would go a long way to informing people that this will be a topic for discussion over the next months. Interested parties can then follow up on the issue with the Planning Board, if the Selectmen agree that some changes should be pursued. Currently the bylaw allows outdoor seating in some of the villages, but in other parts of town the entry to any outdoor seating needs to be primarily from inside the establishment. The Design Review Board seeks to ease up some of the restrictions, and as an advisory board to the Selectmen are seeking our input.

Sincerely,

In addition to this item being on the 09/10/07 Agenda, the DRB is scheduled for 15 minutes on 10/07/07 at 7:05 pm

Lauren

jl

From: Ann Sussman [mailto:annsmail@pipeline.com]
Sent: Friday, August 31, 2007 11:00 AM
To: cjoyce@acton-ma.gov
Cc: 'Design Review Board'
Subject: re: Doré's phonecall -Design Review Board requests 5 minutes

Christine –
 Thanks for your note about Doré's computer being down.

The Design Review Board was hoping to learn before its next meeting on September 5th whether it would be on the Selectmen's September 10th agenda. We've requested 5 minutes of the BOS' time.

Thanks,

Ann
 DRB chair
 978 790.7776

From: DoreHunter@aol.com [mailto:DoreHunter@aol.com]
Sent: Thursday, August 23, 2007 10:27 AM
To: annsmail@pipeline.com
Subject: Re: Design Review Board requests 5 minutes

9/5/2007

Ann,

I got down to this message of yours after I had all ready written you the email with John Murray's comments. I will let you know around Labor Day whether we can get you on the 9/10 agenda. If it truly will only be five minutes from your side of the table (we Selectmen some times drone on as you know) there is probably not going to be a problem, but I do want to see the full list, or something approximating that before I decide.

Dore' Hunter
Selectman, Town of Acton, MA
in Silver Bay, NY
Email: dorehunter@aol.com

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9/5/2007

Maryjane Kenney

From: Dore' Hunter
Sent: Thursday, August 23, 2007 10:17 AM
To: Ann Sussman
Cc: Design Review Board
Subject: Further on your request to be placed on the BOS 10 September Agenda

Ann,

Although I have exchanged emails with the Temporary Manager I cannot yet say whether you can be slotted in for a Timed Agenda slot before the BOS at our 10 September meeting or not, the various items proposed for that agenda have not yet been vetted. Whether or not you get on the Agenda for the 10th, or a later meeting, I would appreciate your submitting in advance whatever documents might be available or can be generated in advance concerning the matter under discussion so as to enable the Selectmen to review such as part of their reading the pre-meeting packet and thus have a "running start" on the matter to be discussed.

For your information in responding to my inquiry about the state of the 10 September Agenda the Temporary Town Manager made the below listed procedural suggestions, which seem to make sense to me:

"I am working with Ann Susman. As you may recall, she presented some suggestions for zoning changes based upon DRB review of the proposed redevelopment of the Property where Sorrento's is located. As I understand the issue, Ann believes she needs BoS conceptual approval prior to going to Planning Board. My suggestion is:

1. Ann clearly defines the proposed change and the rationale behind the change in writing (She may feel this step has been completed, I just want to provide her with the opportunity to put her best foot forward.)
2. She submits it to the Manager's office.
3. The Manager's office circulate the plan to applicable Board and committees (Sidewalk Committee, TAC, & Planning Board) and Staff for comment.
4. In October, once all input has been received, we have a Board discussion."

Dore' Hunter
Selectman, Town of Acton, MA
temporarily in Silver Bay, NY
Email: dorehunter@aol.com

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9/4/2007